



# 2009 OFFICIAL DOCKET

OF COMPREHENSIVE PLAN AMENDMENT  
PROPOSALS

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*The deadline for submitting citizen proposals for the 2009 Docket was November 15, 2008. The completion date of the 2009 Comprehensive Plan amendment proposals will be in March of 2010 instead of December of 2009*

## 2009 OFFICIAL DOCKET ITEMS

### TIER ONE: MANDATORY AMENDMENTS

Projects mandated by the state to comply with the Growth Management Act or Shorelines Management Act. These projects are grant funded, or have been accounted for in Planning's 2009 budget. Inter-jurisdictional projects may be included on this list.

- 1 -A                    Critical Areas Ordinance Update**  
Update to the Critical Areas Ordinance, and if necessary, associated policies in the Comprehensive Plan.
  
- 1-B                    Shoreline Master Plan Update**  
Multi-year project to update Thurston County's Shoreline Master Program, and if necessary, associated policies and chapters in the Comprehensive Plan.
  
- 1-C                    Capital Facilities Plan Update 2010-2016**  
Annual update to the County Capital Facilities Plan.
  
- 1-D                    Yelm Population Update**  
Update to the population forecast and land demand analysis in the City of Yelm Comprehensive Plan and Joint Plan with Thurston County. This is a Growth Management Act compliance issue.
  
- 1-E                    City of Tumwater 2025 Transportation Plan Update**  
Adopt the 2025 Tumwater Transportation Plan into the Tumwater/Thurston County Joint Plan.
  
- 1-F                    Chapter 4 Housing**  
Amend the housing element to address homeless encampments and ensure consistency with the Thurston County Consolidated Plan for Housing.

## **TIER TWO: HIGH-PRIORITY DISCRETIONARY AMENDMENTS**

Projects that are intended to address Board policy direction and/or respond to public interest. Funding for these projects is allocated in Planning's 2009 budget or would be funded by fees.

- 2-A Mineral Lands Project**  
Reevaluate designation criteria for mineral lands of long term commercial significance, and consider amendments to the location of mineral extraction and asphalt plants in rural Thurston County.
- 2-B Grand Mound Sub-Area Plan Update**  
Update the land use plan, goals, policies and associated development regulations in the Grand Mound Urban Growth Area. The intent is to find the highest and best uses identified in the public process, plans, and government-to-government agreements developed between the Confederated Tribes of the Chehalis Reservation, Thurston County, and other associated public agencies.
- 2-C Impact Fee Analysis**  
Review and analyze development impact mitigation fee options as authorized by the Growth Management Act (36.70A RCW) and other enabling statutes. If necessary, amend applicable sections of the Thurston County Comprehensive Plan to facilitate the use of impact fees.
- 2-D Working Lands Preservation Plan**  
Establish a farmland preservation plan that can be utilized by the County to most effectively conserve working lands. Amend the Thurston County Comprehensive Plan to facilitate needs outlined in the plan.
- 2-E Native Forest Protection Practices**  
Examine forest protection practices within urban areas with the goal of producing recommendations to the Board of County Commissioners regarding how best to preserve and protect urban forests. If necessary, amend the Thurston County Comprehensive Plan and associated joint plans.
- 2-F Maytown Moratorium Land Use Evaluation**  
Amend the Comprehensive Plan Map M-15 Future Land Use in the Thurston County Comprehensive Plan to change the land use from Rural Residential Resource One Unit per Five Acres (RRR 1/5) and Rural Resource Industrial to Rural One Unit per Twenty Acres. The creation of new land use and zoning designations may be considered. Adjoining lands may be included with this request.

## **TIER THREE: INTER-JURISDICTIONAL AMENDMENTS**

Inter-jurisdictional amendments proposed by cities in Thurston County that will be substantially staffed by the sponsoring city, unless otherwise noted.

- 3-A City of Olympia Parks and Open Space Chapter Update**  
Review and edit the policies in the Comprehensive Plan for the City of Olympia and the Olympia Urban Growth Area. These amendments were already adopted by the City of Olympia.
- 3-B Yelm Transportation Plan Update**  
Update the transportation map in the City of Yelm Comprehensive Plan and Joint Plan with Thurston County.
- 3-C Tenino Population Update**  
Update the population numbers in the City of Tenino Joint Plan with Thurston County so that they are consistent with the update adopted by Thurston County.
- 3-D City of Lacey Updates – Land Use, Housing, and Utilities Elements**  
Amend the Comprehensive Plan for the City of Lacey and the Lacey UGA to reflect amendments already adopted by the City.
- 3-E City of Tumwater Southwest UGA Resizing and Land Use Analysis**  
Study the environmental constraints and land use for properties within the City of Tumwater UGA that are also in the Black Lake watershed and the Salmon Creek Basin. This may involve an adjustment in the UGA boundary and/or the creation of a new land use designation. Amend the text to add a description for a reasonable market supply factor. Amend other maps in the Comprehensive Plan and joint plan as needed.

## **TIER FOUR: SITE SPECIFIC (QUASI-JUDICIAL) AMENDMENTS**

Site-specific (quasi-judicial) amendments that are fee based. Planning has not dedicated any staffing resources to these amendments due to the size of the work load associated with Tier 1 and Tier 2 amendments. The costs associated with these amendments would be borne by the applicant. Amendments in joint planning areas should only be considered if they are also on the respective jurisdiction's comprehensive plan amendment docket.

- 4-A Wilmovsky – Grand Mound Sub-Area Plan**  
Amend the Grand Mound Sub-Area Plan to change the land use and zoning from Rural Residential Resource One Unit per Five Acres (RRR 1/5) to Residential Four to Sixteen Units per Acre (R 4-16). Amend the UGA boundary to include the subject property. The 28.95± acre property is generally located at 6711 198<sup>th</sup> Avenue SW.
- 4-B Hebert – City of Yelm Comprehensive Plan and Joint Plan with Thurston County**  
Amend the plan to change the land use from R-4 Low Density Residential to C-2 Heavy Commercial, and change the zoning from Rural Residential One Unit per Five Acres (RR 1/5) to Arterial Commercial (AC) for 8.92± acres generally located at 17141 State Hwy 507 SE. This amendment would only be considered if it is also docketed on the City of Yelm Comprehensive Plan docket.

- 4-C**                    **Venture Acquisitions – Tumwater/Thurston County Joint Plan**  
Amend the plan to change the land use and zoning from Single Family Medium Density Six to Nine Units per Acre (SFM 6-9) to Multi-Family Medium Density Nine to Fifteen Units per Acre (MFM 9-15) for 4.82± acres generally located at 7415 Prine Drive SW.
- 4-D**                    **MC Construction – City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area**  
Amend the plan to change the land use and zoning from Mineral Extraction (ME) to Low Density Zero to Four Units per Acre (LD 0-4) for 5.14± acres of a 14.94± acre property generally located at 9520 Steilacoom Rd.
- 4-E**                    **Zorad – Tumwater/Thurston County Joint Plan**  
Amend the plan to change the land use plan from Single Family Low Four to Seven Units per Acre (SFL 4-7) to Light Industrial (LI) and rezone appropriately for 2.18± acres generally located at 3040 93<sup>rd</sup> Ave SW. This item would be considered in conjunction with item 3-E City of Tumwater Southwest UGA Resizing and Land Use Analysis, but with a separate analysis.

**TIER FIVE: LOW-PRIORITY DISCRETIONARY AMENDMENTS**

This tier includes discretionary amendments that should be completed. However, there may not be staff available to complete the proposals this year.

- 5-A**                    **City of Olympia French Road and Chambers Basin UGA Resizing and Land Use Analysis**  
Study the land use and zoning for the two remaining areas under subdivision moratorium in the City of Olympia UGA. This item may be a multi-year project.
- 5-B**                    **Cluster Development Project**  
Amend the plan and associated development regulations to address cluster development in the rural area.
- 5-C**                    **Rochester Sub-Area Plan Update**  
Amend the plan to ensure consistency with the rural rezoning/Limited Area of More Intensive Rural Development (LAMRID) designations in the area.
- 5-D**                    **Thurston County Parks and Recreation Plan**  
Required periodic update to the Thurston County Parks and Recreation Department’s Comprehensive Parks Plan.